

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **October 25, 2004**

Members Present-

Robbie Rogers-Director/Chairperson, Richard Helms-Development Coordinator/Vice-Chairperson, Terry Neal-Attorney, Marie Keenum-911 Coordinator, Becky Howard-Deputy Clerk, Skip Lukert-Building Official, Dale Parrett-Public Works, Rolland Shrewsbury-Environmental Health, Barry Ginn-Ginn Engineering, and Alysia Akins-Secretary.

The meeting convened at 2:03 P.M.

Approval of Minutes-

Mr. Helms made a motion to approve the minutes from October 11, 2004. Mrs. Keenum seconded the motion and the motion carried.

OLD BUSINESS-

None

NEW BUSINESS-

Twin "T" Oaks – Medium Development – Conceptual Plan Review

Olen Quilling, property owner, was present and requesting conceptual approval to develop a 16-lot subdivision. Staff comments were discussed regarding the following items: driveway connections onto C-478A and shared access. All shared driveways need to be shown on the plat and addressed in the covenants and restrictions regarding the responsibility of maintenance. The developer is proposing restrictions that will not allow any mobile homes or privacy fences. A project evaluation needs to be submitted to Southwest Florida Water Management District. Engineering comments were discussed regarding the following items: location of existing wells, soil types and interior access. A traffic study will not be needed due to the small amount of proposed lots. Mr. Helms will inform Hunt's Surveying of all comments. Mr. Parrett recommended all driveways have shared access in order to cut down on the amount of total driveways along C-478A.

Mr. Helms moved to approve the conceptual plan, subject to all comments being addressed on a revised plan. Mr. Parrett seconded the motion and the motion carried.

Fairway at Rolling Hills/Phase III – Preliminary Review (Variance Request)

Troy Mitchell, Farner Barley and Associates, Inc., was present and requesting a variance from Sumter County Land Development Code Section 13-348, Historic Preservation, due to this being the last and smallest phase of an existing subdivision. Mr. Helms explained clearance from the Division of Historical Resources was generally not difficult to obtain. Mr. Mitchell explained he had been informed it could take up to two months to obtain the required clearance. Surrounding properties were discussed. Some properties in close proximity of this project have had these required surveys done recently and needed information from these surveys could be useful.

The previous use of the property was discussed. All county assigned street numbers should be shown on the plat. The Committee recommended searching through the records of the previous phase in order to find paperwork on an old survey that was done for historical purposes.

Mr. Helms made a motion to grant the variance request based upon the following facts: the property was previously a tree farm, other properties in close proximity have had recent surveys done, the previous phase had this type of survey done, and this phase is the last and smallest phase of the subdivision. Mr. Lukert seconded the motion and the motion carried with one opposing vote by Mrs. Rogers.

VOS: Unit 105 – Final Plat Review

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 246-lot/14-tract subdivision. Staff comments were discussed. Clerk comments had been received. Staff is awaiting surveyor comments, which will be forwarded to the applicant upon receipt. The tracts referred to in the dedication need to match the notes on the face of the plat. Easement requirements listed in the Florida Statutes were discussed. Easements addressed in the title opinion should be shown in the notes or legend. Restrictions should be recorded after the plat is recorded. All language in the title opinion should match information provided on the plat. Drainage easements are included in the restrictions, but are not always shown on the plat. All proposed easements, including utility easements, need to be shown on the plat. Staff will research the code requirements on easements.

Mrs. Rogers excused herself at 2:40 PM during the above discussion.
Mr. Helms continued the meeting as Vice-Chairperson.

Mrs. Keenum moved to approve the final plat, subject to all comments, including surveyor comments when received, being addressed on a revised plat. Mr. Parrett seconded the motion and the motion carried.

The next meeting is scheduled for November 1, 2004.

Mr. Ginn moved to adjourn. Mrs. Keenum seconded the motion and the motion carried.
The meeting adjourned at 2:48 PM.